

**City of Newport
 Planning Commission Regular Session Minutes
 August 26, 2024**

LOCATION: CITY COUNCIL CHAMBERS, NEWPORT CITY HALL 169 SW COAST HIGHWAY NEWPORT	Time End: 8:33 P.M.
Time Start: 7:05 P.M.	

ATTENDANCE LOG/ROLLCALL

COMMISSIONER/ ADVISORY MEMBER	STAFF
Chair Bill Branigan	Derrick Tokos, Community Development Director
Commissioner Bob Berman	Sherri Marineau, Community Development Dept.
Commissioner Jim Hanselman	
Commissioner Gary East (absent, excused)	PUBLIC MEMBERS PRESENT
Commissioner Braulio Escobar	Kent Doughty
Commissioner John Updike	Laura Ehret
	Mark Arnold
	Paul Engelmeyer
	Annie Merrill
	Gil Sylvia (by video)
	Meg Reed (by video)
	Paula Miranda (by video)

AGENDA ITEM	ACTIONS
REGULAR MEETING	
CALL TO ORDER AND ROLL CALL	
a. Roll Call	None.
APPROVAL OF THE MINUTES	
a. Meeting minutes of Work Session Meeting on June 24, 2024	Motion by Updike, seconded by Escobar, to approve the work session meeting minutes of June 24, 2024 with minor corrections. Motion carried unanimously in a voice vote.
b. Meeting minutes of Regular Session Meeting on June 24, 2024	Motion by Updike, seconded by Escobar, to approve the regular session meeting minutes of June 24, 2024 2024 with minor corrections. Motion carried unanimously in a voice vote.
c. Meeting minutes of Work Session Meeting on July 8, 2024	Motion by Updike, seconded by Escobar, to approve the work session meeting minutes of July 8, 2024 with minor corrections. Motion carried unanimously in a voice vote.
d. Meeting minutes of Work Session Meeting on July 22, 2024	Motion by Updike, seconded by Escobar, to approve the work session meeting minutes of July 22, 2024 with minor corrections. Motion carried unanimously in a voice vote.
CITIZEN/PUBLIC COMMENT	None.

<p>ACTION ITEMS</p>	<p>None.</p>
<p>PUBLIC HEARINGS</p> <p>File 1-CP-24 / 1-Z-24: Amendments to the Comprehensive Plan and Zoning Code to Implement the Updated Yaquina Bay Estuary Management Plan.</p> <p>a. PUBLIC HEARING OPEN</p> <p>b. STAFF REPORT - DERRICK TOKOS</p> <p>c. PUBLIC COMMENT</p>	<p>7:07 p.m.</p> <p>Tokos reviewed the staff report.</p> <p>Kent Doughty, Audubon Society of Lincoln City, supported the recommended changes. He gave thoughts on changes to resource inventories and policies to protect eel grass.</p> <p>Laura Ehret, Newport, supported the proposed amendments. She gave thoughts on outright permitted uses, endangered and aquatic resources, and considerations for climate change vulnerabilities.</p> <p>Paul Engelmeyer, Bird Alliance of Oregon, endorsed the Oregon Shores Conservation Coalition. He commented on the natural resource inventory, headwaters conservation; strategies for protected species; and adaptive management to review the plan in 5 years.</p> <p>Annie Merrill, Oregon Shores Conservation Coalition, supported the adoption of the Plan. She proposed consistency with State policies; strengthening protections for eel grass in every management unit; avoiding adverse impacts to estuarine resources; considerations for climate mitigation standards; eliminating Policy 18; and adding their comments to Management Unit 10.</p> <p>Mark Arnold, Newport, spoke to his concerns on outdated data for the eel grass map; the Hatfield and Aquarium outfalls; private ownership of tidelands; Comp Policy 18; edits to the "Restoration" section of the Comp Plan; and adding the Embarcadero Resort to the plan.</p> <p>Paula Miranda, Port of Newport, spoke to the Port's concerns about maintaining docks and supports in the Yaquina Bay; Sally's Bend in Management Unit 10; the Port's comments to prohibit language in the plan; and clarifying that the turning basin in Unit 9 to be maintained with dredging.</p> <p>Meg Reed, DLCD, gave additional comments on including adding language for findings for permitted outright uses in the Comp Plan; thoughts on the "extent practical" language; changing the definition "restoration" to match</p>

	<p>the goal; data sets used to update the management units; and restrictions on the "to the extent possible" language.</p> <p>Gil Silvia, Port Commission, expressed concerns on the standards for each management unit, and the "to the extent possible" language.</p>
d. PUBLIC RECORD CLOSED	8:23 p.m.
e. COMMISSION DECISION	<p>Berman thought there were enough issues brought up that the Commission should not vote and hold another work session to consider all the details.</p> <p>Escobar wanted to see it go forward to the City Council instead of a continuation with a work session meeting.</p> <p>Motion was made by Berman, seconded by Updike, to close the record and defer the decision for File 1-CP-24 / 1-Z-24 to the September 23, 2024 meeting date, with a schedule work session meeting in the interim on September 9, 2024. Motion carried in a voice vote. Escobar was a nay.</p>
<p>File 3-Z-22: Amendments to Implement Adjustment Provisions Contained in the Governor's Housing Bill (SB1537).</p>	
a. STAFF REPORT - DERRICK TOKOS	<p>Tokos reviewed the staff report.</p> <p>Commissioners asked questions concerning minor edits to the amendment language.</p>
b. PUBLIC COMMENT	None.
c. PUBLIC HEARING CLOSED	8:34 p.m.
d. COMMISSION DECISION	<p>Berman gave two edits to the document.</p> <p>Motion was made by Branigan, seconded by Escobar, to make a favorable recommendation to the City Council for the amendments to File No. 3-Z-22 to implement adjustment provisions contained in the Governor's Housing Bill (SB1537) with minor corrections. Motion carried unanimously in a voice vote.</p>

Submitted by: 

Sherri Marineau, Executive Assistant

